



January 29, 2024

File # 23-009228  
SUB23-000031

Angelia Gordon  
3400 Ohio Avenue  
Sanford, FL 32771

RE: Address: 3400 Ohio Avenue and 3450 Ohio Avenue  
Tax Parcel ID Number(s): 07-20-31-300-0240-0000 and 07-20-31-300-0210-0000

To whom it may concern,

The Minor Subdivision of adjacent parcels into two separate and distinct parcels has been reviewed by the City's Planning and Development Services Department pursuant the Land Development Regulations with the intent of residential use. The proposal to will create new legal descriptions, as shown below:

<i>Legal Description</i>	<i>Address</i>
<p>A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST RUN SOUTH 89°41'36" WEST, A DISTANCE OF 584.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF LAKE SILVER, SAID POINT BEING REFERENCED HEREIN AS POINT "A1"; THENCE RETURNING TO THE POINT OF BEGINNING RUN NORTH 89°41'36" EAST, A DISTANCE OF 136.62 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE AFORESAID SOUTH EAST 1/4 OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF OHIO AVENUE PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 392, PAGES 606, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN SOUTH 00°19'14" EAST, A DISTANCE OF 310.70 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 87°32'56" WEST, A DISTANCE OF 136.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE CONTINUE SOUTH 87°32'56" WEST, A DISTANCE OF 333.29 FEET; THENCE RUN NORTH 59°14'14" WEST, A DISTANCE OF 379.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF SILVER LAKE; THENCE ALONG SAID WATERS EDGE OF SILVER LAKE RUN NORTHEAST A DISTANCE OF 175.5 FEET MORE OR LESS TO THE AFORE DESCRIBED POINT "A1", SAID POINT BEING THE POINT OF TERMINUS. CONTAINING 217,987.76 SQ FT ± OR 5.00 ACRES</p>	<p>Parcel A</p>
<p>A PORTION OF SECTIONS SEVEN (7) AND EIGHT (8), TOWNSHIP 20 SOUTH, RANGE 31 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST RUN NORTH 89°41'36" EAST, A DISTANCE OF 136.62 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE AFORESAID SOUTH EAST 1/4 OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF OHIO AVENUE PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 392, PAGES 606, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN SOUTH 00°19'14" EAST, A DISTANCE OF 310.70 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 87°32'56" WEST, A DISTANCE OF 136.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE CONTINUE SOUTH 87°32'56" WEST, A DISTANCE OF 333.29 FEET; THENCE RUN NORTH 59°14'14" WEST, A DISTANCE OF 379.5 FEET MORE OR LESS TO A POINT ON THE WATERS EDGE OF SILVER LAKE, SAID POINT BEING REFERENCED AS POINT "B1"; THENCE RETURNING TO THE POINT OF BEGINNING RUN SOUTH 00°19'14" EAST ALONG THE AFORESAID WEST RIGHT-OF-WAY LINE OF OHIO AVENUE A DISTANCE OF 133.68 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF OHIO AVENUE RUN SOUTH 88°20'12" WEST, A DISTANCE OF 730.82 FEET; THENCE RUN NORTH 45°24'48" WEST, A DISTANCE OF 110.88 FEET; THENCE RUN NORTH 32°39'48" WEST, A DISTANCE OF 180.9 FEET MORE OR LESS TO THE WATERS EDGE OF SILVER LAKE; THENCE ALONG SAID WATERS EDGE OF SILVER LAKE RUN NORTHEASTERLY A DISTANCE OF 155.3 FEET MORE OR LESS TO THE AFORESAID POINT "B1", SAID POINT BEING THE POINT OF TERMINUS. CONTAINING 148,091.40 SQ FT ± OR 3.40 ACRES</p>	<p>Parcel B</p>

The intent and purpose of land division without Preliminary Subdivision Plan and Subdivision Improvement Plan Review is to allow

Art Woodruff  
Mayor

Sheena Britton  
District 1

Kerry S. Wiggins, Sr.  
District 2

Patrick Austin  
District 3

Patty Mahany  
District 4

Norton N. Bonaparte, Jr.  
City Manager



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SERVICES DEPARTMENT

logical parcelization of property that does not involve construction of extensive infrastructure. Accordingly, the request to subdivide the aforementioned property is hereby authorized pursuant to Article 6 Section 3.B of the Land Development Regulations based on and subject to the following conditions and stipulations:

1. The proposed lot or tract split does not result in the creation of more than five lots or tracts;
2. All lots or tracts have frontage on an existing public street right-of-way;
3. Only one such lot or tract split may occur for a parcel or parcels under common ownership or interest or the successors of such ownership or interest within a period of five years; and the City of Sanford Land Development Regulations.
4. Any new development on any of the resulting lots shall comply with the City's Land Development Regulations in place at the time of development or occupancy including any requisite public hearings and Development Plan approval processes that may include but is not limited to parking, landscaping, and Infill Lot Grading & Drainage Improvement as well as dedication of easements and/or supplemental agreements as deemed necessary for proper site form and functionality.

Please do not hesitate to contact the planning department with any questions.

Respectfully,  
CITY OF SANFORD

*Darren Ebersole*

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Planner

Attachment(s): Boundary Survey

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